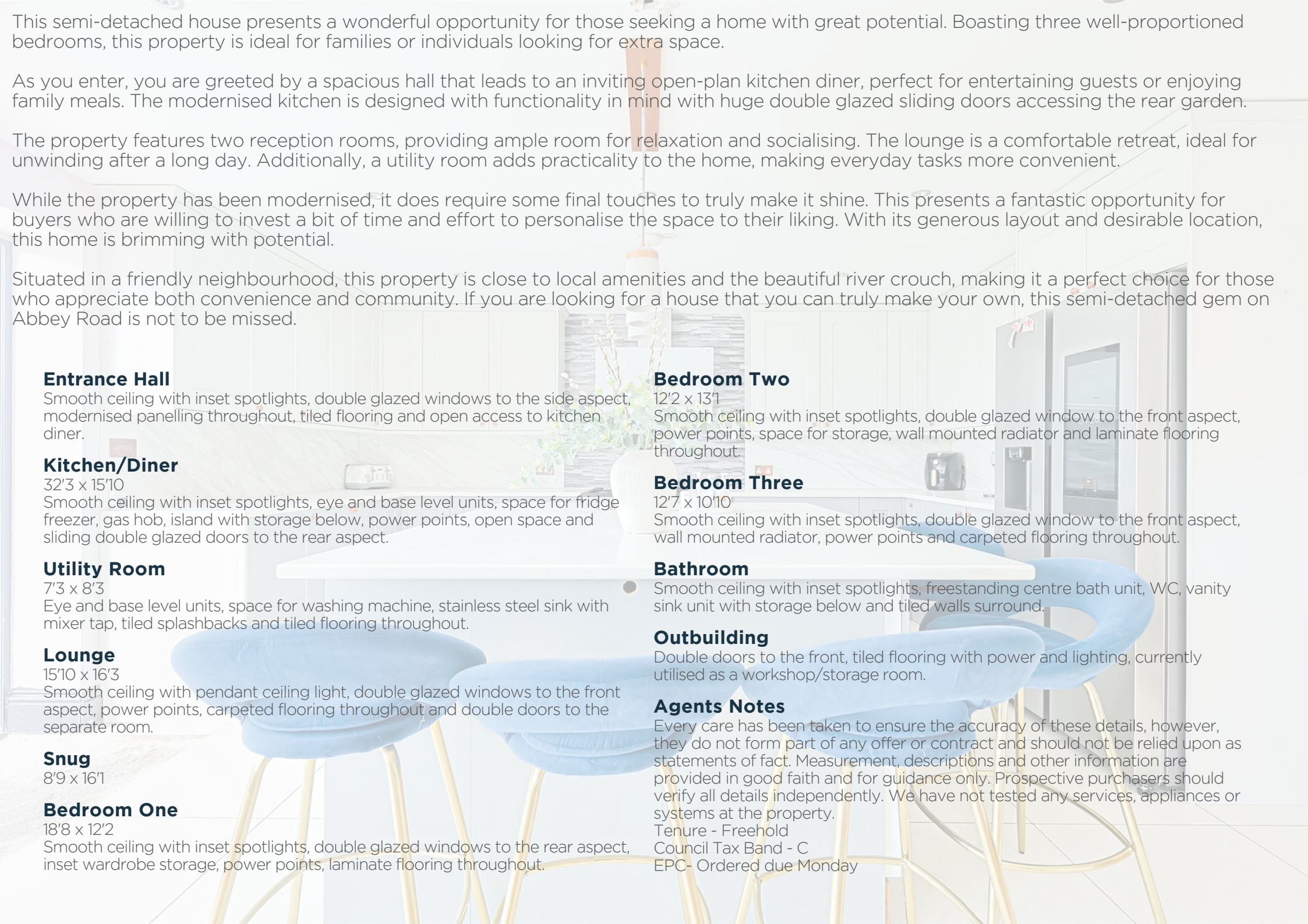


3 Abbey Road, Hullbridge, Hockley, Essex, SS5 6DG  
Offers In Region Of £450,000

**bear**  
*Estate Agents*







This semi-detached house presents a wonderful opportunity for those seeking a home with great potential. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

As you enter, you are greeted by a spacious hall that leads to an inviting open-plan kitchen diner, perfect for entertaining guests or enjoying family meals. The modernised kitchen is designed with functionality in mind with huge double glazed sliding doors accessing the rear garden.

The property features two reception rooms, providing ample room for relaxation and socialising. The lounge is a comfortable retreat, ideal for unwinding after a long day. Additionally, a utility room adds practicality to the home, making everyday tasks more convenient.

While the property has been modernised, it does require some final touches to truly make it shine. This presents a fantastic opportunity for buyers who are willing to invest a bit of time and effort to personalise the space to their liking. With its generous layout and desirable location, this home is brimming with potential.

Situated in a friendly neighbourhood, this property is close to local amenities and the beautiful river crouch, making it a perfect choice for those who appreciate both convenience and community. If you are looking for a house that you can truly make your own, this semi-detached gem on Abbey Road is not to be missed.

**Entrance Hall**

Smooth ceiling with inset spotlights, double glazed windows to the side aspect, modernised panelling throughout, tiled flooring and open access to kitchen diner.

**Kitchen/Diner**

32'3 x 15'10  
Smooth ceiling with inset spotlights, eye and base level units, space for fridge freezer, gas hob, island with storage below, power points, open space and sliding double glazed doors to the rear aspect.

**Utility Room**

7'3 x 8'3  
Eye and base level units, space for washing machine, stainless steel sink with mixer tap, tiled splashbacks and tiled flooring throughout.

**Lounge**

15'10 x 16'3  
Smooth ceiling with pendant ceiling light, double glazed windows to the front aspect, power points, carpeted flooring throughout and double doors to the separate room.

**Snug**

8'9 x 16'1

**Bedroom One**

18'8 x 12'2  
Smooth ceiling with inset spotlights, double glazed windows to the rear aspect, inset wardrobe storage, power points, laminate flooring throughout.

**Bedroom Two**

12'2 x 13'1  
Smooth ceiling with inset spotlights, double glazed window to the front aspect, power points, space for storage, wall mounted radiator and laminate flooring throughout.

**Bedroom Three**

12'7 x 10'10  
Smooth ceiling with inset spotlights, double glazed window to the front aspect, wall mounted radiator, power points and carpeted flooring throughout.

**Bathroom**

Smooth ceiling with inset spotlights, freestanding centre bath unit, WC, vanity sink unit with storage below and tiled walls surround.

**Outbuilding**

Double doors to the front, tiled flooring with power and lighting, currently utilised as a workshop/storage room.

**Agents Notes**

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.  
Tenure - Freehold  
Council Tax Band - C  
EPC- Ordered due Monday













# bear

*Estate Agents*

11 Main Road

Hockley

Essex

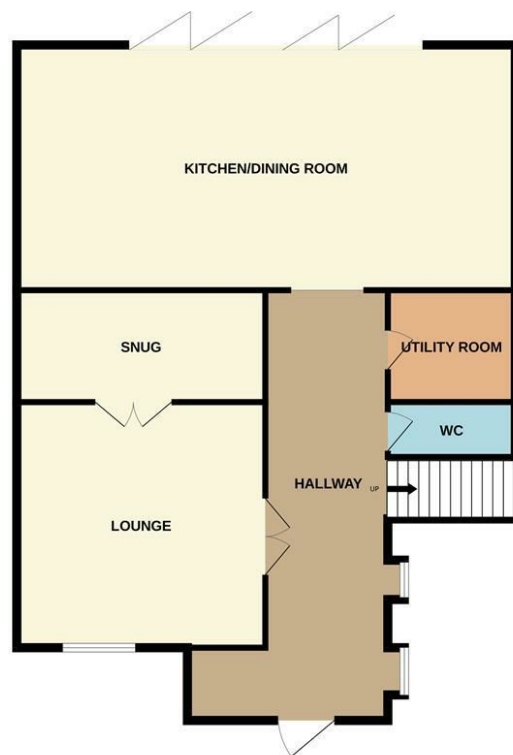
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GROUND FLOOR  
1253 sq.ft. (116.4 sq.m.) approx.



1ST FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	83
England & Wales <span>EU Directive 2002/91/EC</span>		